

UNIFIED BOARD OF ZONING APPEALS
Meeting Minutes
July 13, 2016

I. Call to order

Chairman Kenneth Harless called to order the meeting of the Unified Board of Zoning Appeals at 12:00 PM on Wednesday, July 13, 2016 in the council chambers at Dalton City Hall.

II. Roll call

The following persons were present:

Board members:

Mike Brown

Debby Peppers

Kenneth Harless

Austin King

Tracy Ward

Staff members:

Jean Price-Garland, Dalton-Whitfield Zoning

Robert Smalley, County Attorney

III. Approval of minutes from last BZA meeting

Motion to approve the minutes of the May 11, 2016 Dalton-Whitfield Board of Zoning Appeals meeting was made by Tracy Ward and seconded by Mike Brown. The motion was approved 5-0.

IV. New Business

Appeal Hearing

Applicant: Randy & Melva Andrews

Owner: Randy Andrews; 1326 Oakview Drive, Dalton (Whitfield County)

Randy and Melva Andrews were present at the hearing. Staff presented a GIS layout of the property, and explained the circumstances surrounding the case. The subject property consists of approximately 1.05 acres located along the east side of Oakview Drive south of Haley Drive in the Dawnville area. The property owner's home is located on the property which is served by public water and private septic system. The property is zoned R-5, Rural Residential, and is located within the unincorporated area of Whitfield County.

The property owner received a written notice of violation for inoperable vehicles which are not stored inside a garage or shed. The owner wishes to install a garage large enough to hold the number of inoperable vehicles on the property. The proposed garage will be 30x40 with an attached 12x30 lean-to for a total of 1560 square feet. The zoning ordinance allows an accessory structure up to 1000 square feet in size in any residential zoning district where the lot size is less than two acres.

Mr. Andrews stated he had graded a 69'x125' gravel pad on which he planned to place a building to store his vehicles. He explained he was a car collector and not a dealer. Mrs. Andrews explained most of the vehicles on the property were in running condition with only three that would be

considered inoperable and required to be placed under cover. She explained it was their intention to build a garage large enough to store at least six vehicles, and a 1560 square foot building would serve their needs. She acknowledged they could build multiple accessory structures in order to be compliant with the zoning code, but they would prefer to incorporate their operation with a single building.

The applicant requested a variance from Section 4-6-10 of the Unified Zoning Ordinance to allow the construction of a detached residential accessory structure which exceeds the 1000 square foot maximum allowable gross floor area by an additional 560 square feet.

Noting that all the conditions for granting a variance had not been met, Tracy Ward made a motion, seconded by Debby Peppers, to deny the variance.

The motion passed 5-0.

V. Other business

Staff reported there was no other business to discuss.

VI. Adjournment

Chairman Kenneth Harless adjourned the meeting at 12:13 PM.

Minutes respectfully submitted by: **Jean Price-Garland**